

Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

APRIL 8, 2019

9:30

Calendar No. 19-037: 3312 Broadview Rd.

Ward 12

Anthony Brancatelli

17 Notices

ALSA-I Holding LLP., owner, proposes to establish use as restaurant in a C2 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04 which states a restaurant is required to provide one space per employee, plus one space for every 100 square feet of patron use. 5 off-street parking spaces are required and none are shown.
2. Section 349.07(a) which states that the required parking must be paved and drained.
3. Section 359.01(a) which states that substitution of a non-conforming use or building requires approval of the Board of Zoning Appeals. (Filed March 6, 2019)

9:30

Calendar No. 19-039: 1926 West 52 Street

Ward 15

Matt Zone

13 Notices

Elmhurst Homes, owner, proposes to install a 26" x 26" air conditioning unit in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of Section 357.13(c)(1) which states that an air-conditioning unit is not a permitted rear yard encroachment (when required rear yard is not provided) (filed March 8, 2019)

9:30

Calendar No. 19-040: 3919 E. 176 Street

Ward 1

Joseph T. Jones

24 Notices

Beatrice Price, owner, proposes to establish use as a state licensed Residential Facility in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states that a "Residential Facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) or 1 or two(2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 337.02(h) which states that a residential facility, as defined in Chapter 325 of the Zoning Code for one(1) to five(5) unrelated persons is permitted in a One Family Residential District provided it is located not less than one thousand (1,000) feet from another residential facility. The proposed use is within 1,000 feet of two other residential facilities, at

Calendar No. 19-044: 616 E. 128 Street/Waste Ward 10
Collection Anthony T. Hairston

Freddy Moore, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances and disputes issuance of Civil Infraction Ticket Number WC40082026 regarding failure to comply with Section 551.111(B) in the Cleveland Codified Ordinances (Filed March 15, 2019)

POSTPONED FROM MARCH 11, 2019

Calendar No. 19-21:	2481 Tremont Street	Ward 3
		Kerry McCormack
		12 Notices

INCORRECT DESCRIPTION - CASE HAS BEEN POSTPONED TO APRIL 15TH TO ALLOW FOR TIME TO REPOST THE CORRECTED NOTICE.

2481 Tremont LLC, owner, proposes to erect a 1,068 square foot single family house with a detached garage on a 4,224 square foot lot in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that a minimum lot area of 4,800 square feet is required for a single family dwelling and a 4,224 square foot lot area is proposed.
2. Section 357.09(b)(2)(B) which states that in a Two-Family District no interior side yard, shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. The required side yard is 6'-2" and a 5'-0" side yard is proposed.
3. Section 357.06(a) which states that the front yard setback shall be the average of the setbacks of the existing buildings; existing building line is approximately 15 feet and an 8'-2 1/2" setback is proposed.
4. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed February 11, 2019-No Testimony) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME TO MEET WITH BLOCK CLUB.*